096.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	911,000 / 911,000
					USE VALUE:	911,000 / 911,000
					ASSESSED:	911,000 / 911,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE JAMES C
Owner 2:	TAGLE-MARROIG GABRIELLE
Owner 3:	
Street 1:	69 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	69 COLUMBIA RD LLC -
Owner 2:	-
Street 1:	500C FALLS BLVD
Twn/City:	QUINCY
St/Prov:	MA Cntry:
Postal:	02169

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Exterior and 1968 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6961.000	470,200	600	440,200	911,000
Total Card	0.160	470,200	600	440,200	911,000
Total Parcel	0.160	470,200	600	440,200	911,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.91 /Parcel: 462.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62755

GIS Ref

GIS Ref

Insp Date 09/13/18

!7849!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	470,200	600	6,961.	440,200	911,000		Year end	12/23/2021
2021	101	FV	443,100	600	6,961.	440,200	883,900		Year End Roll	12/10/2020
2020	101	FV	443,100	600	6,961.	440,200	883,900	883,900	Year End Roll	12/18/2019
2019	101	FV	367,600	600	6,961.	440,200	808,400	808,400	Year End Roll	1/3/2019
2018	101	FV	353,500	0	6,961.	377,300	730,800	730,800	Year End Roll	12/20/2017
2017	101	FV	353,500	0	6,961.	352,100	705,600	705,600	Year End Roll	1/3/2017
2016	101	FV	353,500	0	6,961.	301,800	655,300	655,300	Year End	1/4/2016
2015	101	FV	313,800	0	6,961.	270,400	584,200	584,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:17:24

LAST REV

Date	Time
12/27/19	08:49:26
apro	

PAT ACCT. 7849

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
69 COLUMBIA RD	47906-142		7/31/2006		526,000	No	No		
MARSHALL SHARON	36950-388		11/6/2002	Family	1	No	No		
	14537-383		2/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	62755
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1372	Redo Bat	61,900					
5/2/2017	496	Addition	188,590					add mstrbedbath ov
8/23/2002	706	Re-Roof	6,665	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	189	PATRIOT
10/31/2006	MLS	MM	Mary M
11/13/2000	Hearing Chag	201	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
9/7/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6961		Sq. Ft.	Site		0	70.	0.90	4									440,180						440,200	

Total AC/HA:	0.15980	Total SF/SM:	6961	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,180	Spl Credit		Total:	440,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23790598
Const Adj.:	1.01464856
Adj $ / SQ:	169.565
Other Features:	105750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577671
Depreciation:	107447
Depreciated Total:	470224

COMMENTS

STAIRS TO UAT sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

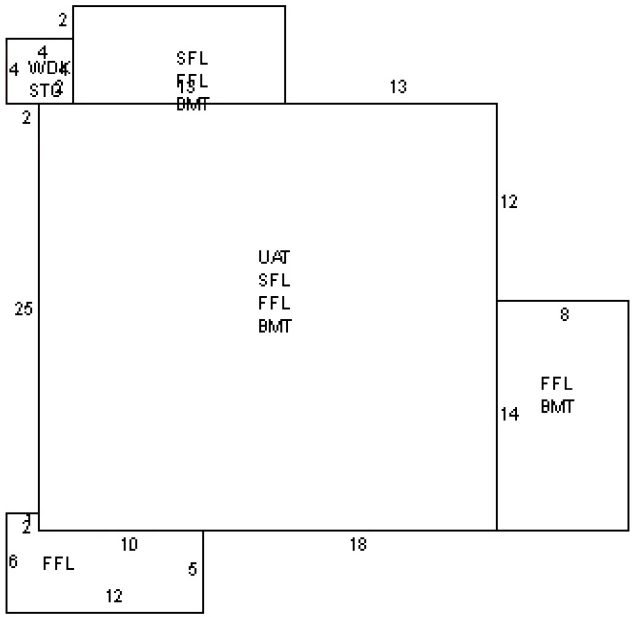
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	205.17
Special Features:	0	Val/Su Net:	161.14
Final Total:	470200	Val/Su SzAd	263.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	169.570	166,174
BMT	Basement	918	50.870	46,698
SFL	Second Floor	806	169.570	136,670
UAT	Upper Attic	182	118.700	21,603
STG	Storage	16	16.230	260
WDK	Deck	16	16.230	260

Net Sketched Area:	2,918			Total:	371,665
Size Ad	1786	Gross Area	3464	FinArea	1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X10	A	AV	2007	4.93	T	9.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600